

Eastfield Farm, West Stoughton, Wedmore BS28 4PN

£750,000 Freehold

COOPER AND TANNER



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4 2 2 EPC E £750,000 Freehold

Description

With vacant possession, this tranquil, secluded, rural hideaway was a much-loved four-bedroom, extended cottage on 0.8 of an acre, with double garage and outbuildings, and is now awaiting a new lease of life.

Hidden away at the end of its own private, leafy, lane, Eastfield Farm is an exciting project offering huge potential for a creative makeover. Probably dating back to the 1800s, it has been in the current ownership since 1984. In that time, it has been sympathetically extended to create a double garage, a principal bedroom with ensuite, a garden room, and had a new kitchen fitted in 2019.

The house is so tucked away that all of its views are across garden and fields, especially from the bedroom windows which look out across beautiful green vistas. The kitchen is the heart of this home with an open-plan and spacious entertaining area with ample room for dining and relaxing. Shaker-style, modern wall and base units are topped with contrasting worksurfaces and a matching island. Integrated appliances include a dishwasher, fridge, electric oven and hob. The Rayburn is an attractive focal point and provides further cooking facilities and extra warmth. A stable door opens to a rear porch where there is space for coats and boots. Further storage and space for appliances can be found in the utility area which leads through to the delightful garden room, a thoughtful addition to the house in 2008. It provides a tranquil spot, all year round, from which to enjoy the garden. In the older part of the house there are a further two reception rooms, one is a substantial dual-aspect sitting room with a woodburning stove and the other is a separate dining room next to the kitchen.

Stairs rise to a bright, spacious galleried landing which leads to the four double bedrooms, each enjoying lovely views over the open countryside. The principal bedroom includes an ensuite shower room, while the remaining bedrooms are served by a family bathroom which is fitted with a bath and a separate shower cubicle.

The property is situated at the end of its own country lane, with a five bar gate securing it from the road. The driveway opens out in front of the house providing parking for multiple vehicles with access to the double garage. Paved terracing from the garden room offers plenty of space for seating and makes a feature of the well. Discovering the hidden gardens is a magical adventure, weaving through mature vegetation and an arbor to find concealed outbuildings (with electricity), a greenhouse, and once-productive kitchen gardens. The plot in total, including the lane, is estimated at just under .9 of an acre.



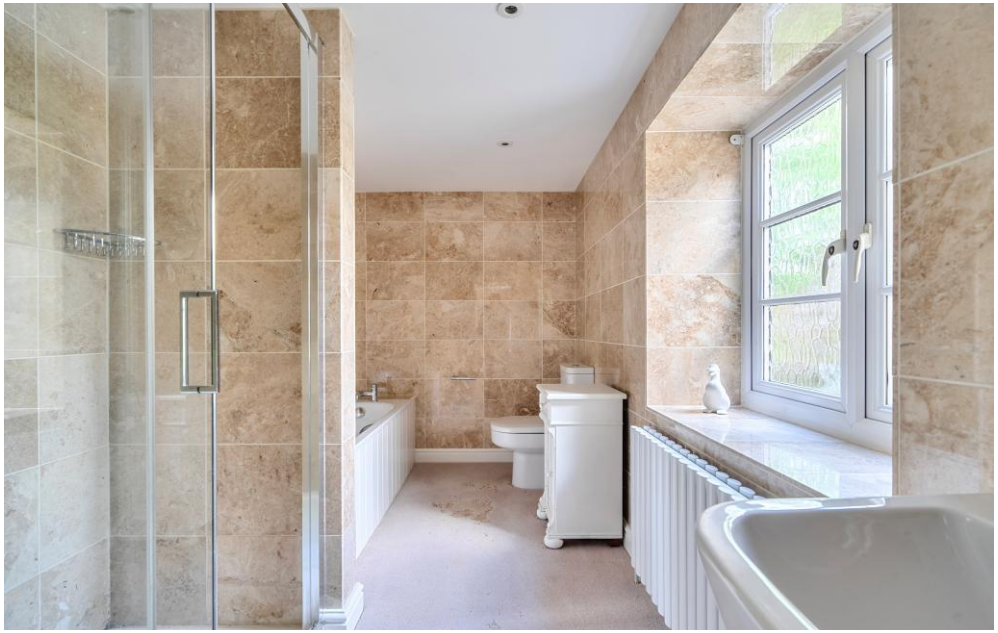




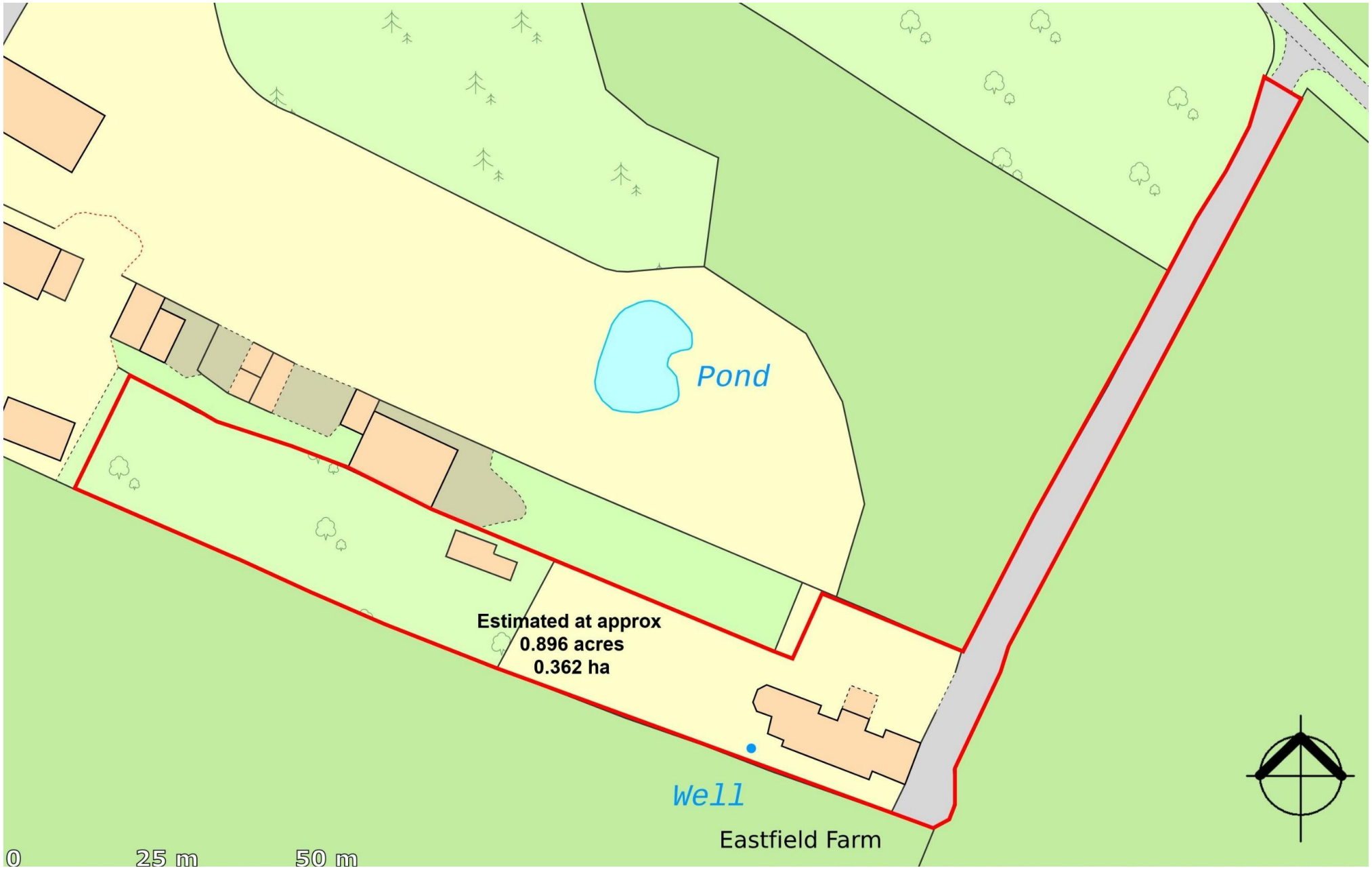











Pond
Estimated at approx
0.896 acres
0.362 ha
Well
Eastfield Farm
0
25 m
50 m

Directions

From the Cooper and Tanner office in Wedmore, proceed along Church Street, take the fourth right into Quab Lane, following the road along and going straight across at the crossroads with Snipefield Lane. The entrance to Eastfield Farm is on the left-hand side after the first field.

Location

West Stoughton is a tranquil, rural hamlet situated just 1.5 miles from the Saxon village of Wedmore. It is in an enviable position, surrounded by beautiful countryside yet within easy access of local villages and their amenities, and the main commuter routes to Bath, Wells, Bristol, mainline train stations and Bristol Airport.

The nearby village of Wedmore is a thriving community set on a high ridge above the Somerset Levels with a rich history and architectural heritage. Established in Saxon times, the modern-day Wedmore is an exciting social and commercial rural centre with a wide range of retail and leisure facilities including a selection of boutique shops. Day to day amenities include a newsagents/general stores, chemist, a butcher shop, delicatessen, post office, fishmongers, grocers, a range of eateries, and 3 public houses. A lively and friendly community, Wedmore hosts over 70 organisations with a diversity of cultural and sporting activities including opera, theatre, parkland golf course (between Stoughton and Wedmore), floodlit all weather tennis courts, indoor and outdoor bowling greens and both cricket and football pitches.

The property falls within the popular catchment area for Wedmore First School, Hugh Sexey Middle School and Kings of Wessex Academy and Sixth Form. Private schools include Sidcot School, Millfield and Wells Cathedral School, which are all served by private buses.







Local Information West Stoughton

Local Council: Somerset

Council Tax Band: G

Heating: Oil fired central heating

Services: Mains electricity & water, private drainage

Tenure: Freehold

Motorway Links
- M5

Train Links
- Highbridge and Burnham Station
- Weston-super-Mare
- Yatton

Nearest Schools
- Wedmore First School
- Hugh Sexey Middle School
- Kings of Wessex Academy

Eastfield Lane, West Stoughton, Wedmore, BS28

Approximate Area = 2344 sq ft / 217.7 sq m
Garage = 355 sq ft / 32.9 sq m
Outbuildings = 315 sq ft / 29.2 sq m
Total = 3014 sq ft / 279.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Cooper and Tanner. REF: 1466150

WEDMORE OFFICE
telephone 01934 713296
Providence House, The Borough, Wedmore, Somerset BS28 4EG
wedmore@cooperandtanner.co.uk

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